

149.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

690,700 / 690,700

USE VALUE:

690,700 / 690,700

ASSESSED:

690,700 / 690,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
91		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MONTGOMERY ELAINE M
Owner 2:	MONTGOMERY MAUREEN
Owner 3:	

Street 1: 91 SCHOOL ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MONTGOMERY ELAINE M -

Owner 2: -

Street 1: 91 SCHOOL ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,577 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1509 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5577		Sq. Ft.	Site		0	70.	1.05	8									411,116						411,100	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5577.000	279,600		411,100	690,700			97987
							GIS Ref		
							GIS Ref		
							Insp Date		
							05/01/18		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	279,600	0	5,577.	411,100	690,700	690,700 Year End Roll
2019	101	FV	221,600	0	5,577.	411,100	632,700	632,700 Year End Roll
2018	101	FV	228,700	0	5,577.	364,100	592,800	592,800 Year End Roll
2017	101	FV	228,700	0	5,577.	305,400	534,100	534,100 Year End Roll
2016	101	FV	228,700	0	5,577.	305,400	534,100	534,100 Year End
2015	101	FV	216,300	0	5,577.	264,300	480,600	480,600 Year End Roll
2014	101	FV	216,300	0	5,577.	255,500	471,800	471,800 Year End Roll
2013	101	FV	216,300	0	5,577.	243,100	459,400	459,400

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONTGOMERY ELAI		1267-23		4/22/2003	Family		1	No	No	
		837-9		6/28/1973		38,400	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2003	396	Wood Dec	3,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2018	Inspected	CC	Chris C
4/18/2018	MEAS&NOTICE	CC	Chris C
10/22/2008	Meas/Inspect	163	PATRIOT
12/15/1999	Inspected	264	PATRIOT
11/18/1999	Measured	263	PATRIOT
8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH					
Type:	6 - Colonial			Full Bath:	1	Rating:	Average	PDAS OF=BMT SINK.															
Sty Ht:	2 - 2 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																	
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																
Prime Wall:	4 - Vinyl			A HBth:		Rating:																	
Sec Wall:				OthrFix:	1	Rating:	Fair																
Roof Struct:	2 - Hip			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units: 1															
Color:	WHITE			A Kits:		Rating:																	
View / Desir:				Fpl:	1	Rating:	Average																
GENERAL INFORMATION								WSFlue:						Rating:									
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1929	Eff Yr Blt:		Location:		Total Units:		Level FY LR DR D K FR RR BR FB HB L O															
Alt LUC:		Alt %:		Floor:																			
Jurisdct:		Fact:	.	% Own:																			
Const Mod:		Lump Sum Adj:		Name:				Other															
INTERIOR INFORMATION								Upper															
Avg Ht/FL:	STD	Phys Cond:	AG - Avg-Good	Total:	26.4	%	Additions:	Lvl 2															
Prim Int Wall:	2 - Plaster	Functional:				%	Kitchen:	Lvl 1															
Sec Int Wall:		Economic:				%	Baths:																
Partition:	T - Typical	Special:				%	Plumbing:																
Prim Floors:	3 - Hardwood	Override:				%	Electric:																
Sec Floors:	4 - Carpet	Total:	50%			%	Heating:																
Bsmnt Flr:	12 - Concrete						General:	Totals															
Subfloor:								1	7	3													
Bsmnt Gar:	1																						
Electric:	3 - Typical																						
Insulation:	2 - Typical																						
Int vs Ext:	S																						
Heat Fuel:	1 - Oil																						
Heat Type:	5 - Steam																						
# Heat Sys:	1																						
% Heated:	100	% AC:																					
Solar HW:	NO	Central Vac:	NO																				
% Com Wall:		% Sprinkled:																					
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS												PARCEL ID 149.0-0003-0005.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N		Total Yard Items:				Total Special Features:								Total:									